CITY OF VANCOUVER

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

NOVEMBER 18, 2026

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, November 18, 2026, at 9:30 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT:	Councillor Camil Dumont, Chair Mayor Pete Fry Councillor Bridget Burns Councillor Mike Klassen* Councillor Chloe Leslie Councillor Lucy Maloney Councillor Sean Orr Councillor Anette Reilly Councillor Devyani Singh, Vice-Chair Councillor Stephanie Smith Councillor Solomon Yi-Kieran
CITY MANAGER'S OFFICE:	Donny van Dyk, City Manager Sandra Singh, Deputy City Manager
CITY CLERK'S OFFICE:	Andrew Aguilar, Deputy City Clerk Lesley Matthews, Chief of Protocol Julie Emmerson, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Chair also recognized the immense contributions of the City of Vancouver's team members who work hard every day to help make our city an incredible place to live, work, and play.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Klassen
SECONDED by Councillor Smith

THAT the Committee adopt Report 2 on consent.

CARRIED UNANIMOUSLY

REPORTS

1. Quarterly Capital Budget Adjustments and Closeouts – November 2026 November 6, 2026

Staff from the City Manager's Office, and Finance & Supply Chain Management responded to questions.

MOVED by Councillor Maloney
SECONDED by Councillor Yi-Kieran

THAT the Committee recommend to Council

A. THAT Council approve adjustments to the 2023-2026 Capital Plan and the Multi-Year Capital Project Budgets as outlined in the Report dated November 6, 2026, entitled, "Quarterly Capital Budget Adjustments and Closeouts – November 2026," and Appendices A and B of the same report, which will result in:

   a. An increase of $39 million to the 2023-2026 Capital Plan; and

   b. An increase of $107 million to Multi-Year Capital Project Budgets.

B. THAT, as part of the Capital Budget closeout process, Council approves the closeout of 63 completed projects as outlined in the Report dated November 6, 2026, entitled, "Quarterly Capital Budget Adjustments and Closeouts – November 2026," and in Appendix C and D of the same report.

CARRIED UNANIMOUSLY (Vote No.11981)

2. 2027 Annual Financial Authorities November 3, 2026

THAT the Committee recommend to Council

A. THAT, for the period from January 1 to December 31, 2027, Council authorize the Director of Finance to draw warrants for payment (i.e. issue an authorization to the City Treasurer to disburse funds from a City account), provided that any such warrants for payment be reported in writing to the City Clerk for the information of Council within 15 days after the end of the month in which each warrant is drawn, in accordance with sections 215 and 216 of the *Vancouver Charter*.

B. THAT, for the period from January 1 to July 15, 2027, Council authorize the Director of Finance to temporarily use such proceeds from the sale of debentures

that have not yet been expended to meet other expenditure requirements of the City, pending collection of the 2027 general purpose tax levy, in accordance with section 259(1)(b) of the *Vancouver Charter*.

C. THAT, for the period from January 1 to December 31, 2027, Council authorize the Director of Finance to invest City funds not immediately required and to vary the investments from time to time where appropriate, in accordance with sections 201, 259, and 260 of the *Vancouver Charter*.

D. THAT, for the period from January 8, 2027, to January 7, 2028, pursuant to section 263 of the *Vancouver Charter*, Council authorize the Director of Finance to establish a short-term borrowing facility to assist in managing the City's cash flow with the maximum outstanding amount not to exceed $200 million; and instruct the Director of Legal Services to bring forward a by-law for enactment by Council authorizing the borrowing.

ADOPTED ON CONSENT (Vote No. 11993)

COUNCIL MEMBERS' MOTIONS

1. Sustainable School Food Funding

Motion 1 originated from a New Business item at the July 14, 2026, Council meeting. Notice was called and, pursuant to section 9.4(d) of the *Procedure By-law*, the motion was placed on the November 18, 2026, agenda of the Standing Committee on City Finance and Services as a Council Members' Motion.

MOVED by Mayor Fry
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Vancouver's Healthy City Strategy emphasizes the importance of a healthy, just, and sustainable food system, and aims to increase access to healthy, affordable food for all residents;

2. Access to nutritious food is critical to the health, learning, and overall well-being of school-aged children, with extensive research demonstrating links between healthy school meals;

3. Since 2015, due to the absence of a senior government funded school food program, the City of Vancouver has provided funding to the (VSB) Vancouver School Board's school meal program, mainly its daily lunch program, "Food4Schools" for students experiencing food insecurities;

4. Since 2020 in addition to advocating for the senior government to establish a universal healthy food program, the City has provided $325,000 from the Operating Budget in annual funding through to June 2025;

5. In July of 2024 anticipating substantial new Provincial investment through the "Feeding Futures" Fund and federal funding through a National School Food Program for VSB food programs, VSB were informed that the City's 2025 budget would sunset the City's contribution to Food4Schools, concluding at the end of the 2024/2025 school year;

6. In March 2025, the B.C. Government entered into an agreement with the Government of Canada through the National School Food Program (NSFP), providing approximately $39 million over three years in additional school food program funding to complement Feeding Futures;

7. In April 2025, VSB learned the expected funding allocations would be substantially reduced based on a provincial formula socioeconomic status index. Needs assessments can inadvertently exclude some individuals who may not meet strict eligibility criteria but still experience food insecurity. This can lead to gaps in coverage and prevent the program from fully addressing the needs of the community. In the case of Vancouver, this represents a shortfall for the existing needs of the Food4Schools program and VSB students experiencing food insecurities;

8. In May 2025, Vancouver City Council committed $325,000 for the 2025/26 school year and directed staff to work with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities;

9. In a November 2025 memo ahead of grant allocation staff advised council that: *Beyond the 2025-26 school year, future year grant recommendations related to the School Food Program will depend on outcomes of VSB efforts to secure alternative funding*[1]*;* and

10. Necessary funding for School Food has not yet been determined in the City's 2026/27 budget.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on any necessary allocation of resources to continue City funding to Vancouver School Board (VSB) school food programs at a level consistent with prior support ($325,000 annually) for the 2026/27 school year, and continue working with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities;

FURTHER THAT Council direct staff to engage with the Vancouver School Board to

[1] Vancouver RTS 18009 | Memo: Update on School Food Grant Funding to Vancouver School Board
https://vancouver.ca/files/cov/2025-11-17-coucil-memo-memo-update-on-school-food-grant-funding-to-vancouver.pdf

clarify and report back on outcomes of VSB efforts to secure alternative funding, and how school food program funding is being allocated and spent;

AND FURTHER THAT Council:

a. Reaffirm the City's strong support for a Universal Healthy School Food Program; and

b. Request the Mayor report back on requested advocacy to senior government, including the Minister of Education and Child Care, the Premier of British Columbia, and Vancouver-area MLAs to communicate the City's aligned position, emphasize the urgent need for equitable, appropriate, and sustainable funding to support VSB students facing food insecurity, and express concern regarding the ongoing downloading of social services onto local governments.

amended

AMENDMENT MOVED by Councillor Singh
SECONDED by Councillor Orr

THAT the following be added as Clause C:

C. That Council bring a motion to the UBCM and FCM calling for Provincial and federal funding for universal food program funding.

withdrawn

* * * * *

During debate and discussion, it was

MOVDED by Councillor Singh
SECONDED by Councillor Orr

THAT the amendment be withdrawn.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

AMENDMENT MOVED by Councillor Yi-Kieran
SECONDED Councillor Leslie

THAT the following be added at the end of the motion:

AND FURTHER THAT Council direct staff to report back on options for long-term predictable funding commitments from the City to support universal and accessible food programs for school age children.

CARRIED UNANIMOUSLY (Vote No. 11982)

AMENDMENT MOVED by Councillor Leslie
SECONDED by Councillor Yi-Kieran

THAT the THEREFORE BE IT RESOLVED THAT clause be struck and replaced with the following:

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on any necessary allocation of resources to continue City funding to the Vancouver School Board (VSB) school food programs for the 2026/2027 school year, with the $325,000 provided in 2025/2026 increased to account for inflation in 2026/2027 to keep pace with the rising costs of food, and continue working with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities.

CARRIED UNANIMOUSLY (Vote No. 11983)

AMEDNDMENT MOVED by Mayor Fry
SECONDED by Councillor Klassen

THAT, in FURTHER THAT clause b, the words “and that the Mayor work with city and school board staff to direct new advocacy”, be inserted between the words “advocacy” and “to senior”.

CARRIED UNANIMOUSLY (Vote No. 11894)

The amendments having carried or been withdrawn, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11895).

FINAL MOTION AS APPROVED

WHEREAS

1. Vancouver's Healthy City Strategy emphasizes the importance of a healthy, just, and sustainable food system, and aims to increase access to healthy, affordable food for all residents;

2. Access to nutritious food is critical to the health, learning, and overall well-being of school-aged children, with extensive research demonstrating links between healthy school meals;

3. Since 2015, due to the absence of a senior government funded school food program, the City of Vancouver has provided funding to the (VSB) Vancouver School Board’s school meal program, mainly its daily lunch program, “Food4Schools” for students experiencing food insecurities;

4. Since 2020 in addition to advocating for the senior government to establish a universal healthy food program, the City has provided $325,000 from the Operating Budget in annual funding through to June 2025;

5. In July of 2024 anticipating substantial new Provincial investment through the "Feeding Futures" Fund and federal funding through a National School Food Program for VSB food programs, VSB were informed that the City's 2025 budget would sunset the City's contribution to Food4Schools, concluding at the end of the 2024/2025 school year;

6. In March 2025, the B.C. Government entered into an agreement with the Government of Canada through the National School Food Program (NSFP), providing approximately $39 million over three years in additional school food program funding to complement Feeding Futures;

7. In April 2025, VSB learned the expected funding allocations would be substantially reduced based on a provincial formula socioeconomic status index. Needs assessments can inadvertently exclude some individuals who may not meet strict eligibility criteria but still experience food insecurity. This can lead to gaps in coverage and prevent the program from fully addressing the needs of the community. In the case of Vancouver, this represents a shortfall for the existing needs of the Food4Schools program and VSB students experiencing food insecurities;

8. In May 2025, Vancouver City Council committed $325,000 for the 2025/26 school year and directed staff to work with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities;

9. In a November 2025 memo ahead of grant allocation staff advised council that: *Beyond the 2025-26 school year, future year grant recommendations related to the School Food Program will depend on outcomes of VSB efforts to secure alternative funding*[2]*;* and

10. Necessary funding for School Food has not yet been determined in the City's 2026/27 budget.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on any necessary allocation of resources to continue City funding to the Vancouver School Board (VSB) school food programs for the 2026/27 school year, with the $325,000 provided in 2025/26 increased to account for inflation in 2026/27 to keep pace with the rising costs of food, and continue working with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities;

FURTHER THAT Council direct staff to engage with the Vancouver School Board to

[2] Vancouver RTS 18009 | Memo: Update on School Food Grant Funding to Vancouver School Board
https://vancouver.ca/files/cov/2025-11-17-coucil-memo-memo-update-on-school-food-grant-funding-to-vancouver.pdf

clarify and report back on outcomes of VSB efforts to secure alternative funding, and how school food program funding is being allocated and spent;

FURTHER THAT Council:

a. Reaffirm the City's strong support for a Universal Healthy School Food Program; and

b. Request the Mayor report back on requested advocacy, and that the Mayor work with city and school board staff to direct new advocacy, to senior government, including the Minister of Education and Child Care, the Premier of British Columbia, and Vancouver-area MLAs to communicate the City's aligned position, emphasize the urgent need for equitable, appropriate, and sustainable funding to support VSB students facing food insecurity, and express concern regarding the ongoing downloading of social services onto local governments;

AND FURTHER THAT Council direct staff to report back on options for long-term predictable funding commitments from the City to support universal and accessible food programs for school age children.

2. Enacting The Universal Tenant Rights By-law and Criminalizing Predatory Practices

Motion 2 originated from a New Business item at the July 14, 2026, Council meeting. Notice was called and, pursuant to section 9.4(d) of the *Procedure By-law*, the motion was placed on the November 18, 2026, agenda of the Standing Committee on City Finance and Services as a Council Members' Motion.

The Committee heard from six speakers in support, one speaker in opposition, and three speakers who spoke to other aspects of the motion.

MOVED by Councillor Orr
SECONDED by Councillor Singh

THAT the Committee recommend to Council

WHEREAS

1. Vancouver has a zero-percent vacancy rate for deeply affordable housing, the highest rents in Canada, and the highest per-capita rates of homelessness in Canada;

2. The 'discretionary' frameworks and policies, like the Tenant Relocation and Protection Policy (TRPP) and the Hotel Development Policy contain loopholes are ultimately not enforceable to the degree an actual law is enforceable;

3. The negotiable approach to tenant rights creates a precarious situation and legal uncertainty, which allows tenants to be pressured and exploited; and

4. Other jurisdictions like Toronto, Montreal, New York, San Francisco, and the District of North Vancouver have tenant protection by-laws.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to report back with a standalone tenant protection by-law, the "Universal Tenant Rights By-law" (Full Title: A By-law to Establish a Universal Tenant Rights Code and Criminalize Predatory Practices) and have it include:

1. Universal vacancy control;

2. Right of Return, including a “like for like” rule for replacement units;

3. 100% developer-funded bridge housing;

4. A “Fix the City” proactive inspection and repair mandate;

5. Democratic tenant oversight board: An elected (or randomly selected) body, with the power to oversee Tenant Relocation and Protection Policy (TRPP) compliance;

6. Legal recognition of tenant unions;

7. “Fit and Proper” test for landlords, under section 272 of the *Vancouver Charter*, where predatory landlords lose the right to operate in the City; and

8. A public tenancy buyout registry, to provide transparency around landlord “cash for keys” offers.

B. THAT Council direct staff to have the report completed by the end of Q1 2027.

C. THAT staff include these points, where applicable, into the upcoming Tenant Relocation and Protection Policy (TRPP) review.

amended

AMENDMENT MOVED Councillor Klassen
SECONDED by Councillor Maloney

THAT A through C be struck and replaced with the following:

THAT Council direct staff, through the scheduled Tenant Relocation and Protection Policy (TRPP) review, to assess the eight tenant protection measures identified in the original A of the Motion and recommend measures the City can lawfully and practically implement. For each measure, staff should identify the

expected tenant benefit, any limits on municipal authority or need for provincial action, implementation and enforcement costs, and implications for housing delivery. The assessment should specifically address how developer-funded bridge housing would affect project feasibility.

LOST (Vote No. 11986)
(Councillors Burns, Dumont, Leslie, Maloney, Orr, Reilly, Singh, Smith, Yi-Kieran, and Mayor Fry opposed)

AMENDMENT MOVED by Councillor Singh
SECONDED by Councillor Reilly

THAT Clause A.6 be deleted;

FURTHER THAT the following be added before B, as a new letter:

B. THAT Council direct staff to report back on the feasibility of legal recognition for tenant unions.

a. That staff consult tenant organizations such as the Vancouver Tenants Unions for this purpose.

CARRIED UNANIMOUSLY (Vote No. 11987)

AMENDMENT MOVED by Mayor Fry
SECONDED by Councillor Orr

THAT in A, the word “with” be deleted and replaced with the word “on”.

CARRIED UNANIMOUSLY (Vote No. 11988)

AMENDMENT MOVED Councillor Maloney
SECONDED by Councillor Klassen

THAT in C, the words “Q1 2027” be deleted and replaced with “as soon as reasonably practicable, giving the importance of the subject matter of this motion.”

CARRIED UNANIMOUSLY (Vote No. 11989)

The amendments having lost or carried, the amended motion was put and CARRIED UNANIMOUSLY (Vote No. 11990).

FINAL MOTION AS APPROVED

WHEREAS

1. Vancouver has a zero-percent vacancy rate for deeply affordable housing, the highest rents in Canada, and the highest per-capita rates of homelessness in Canada;

2. The ‘discretionary’ frameworks and policies, like the Tenant Relocation and Protection Policy (TRPP) and the Hotel Development Policy contain loopholes are ultimately not enforceable to the degree an actual law is enforceable;

3. The negotiable approach to tenant rights creates a precarious situation and legal uncertainty, which allows tenants to be pressured and exploited; and

4. Other jurisdictions like Toronto, Montreal, New York, San Francisco, and the District of North Vancouver have tenant protection by-laws.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to report back on a standalone tenant protection by-law, the "Universal Tenant Rights By-law" (Full Title: A By-law to Establish a Universal Tenant Rights Code and Criminalize Predatory Practices) and have it include:

    1. Universal vacancy control;

    2. Right of Return, including a “like for like” rule for replacement units;

    3. 100% developer-funded bridge housing;

    4. A “Fix the City” proactive inspection and repair mandate;

    5. Democratic tenant oversight board: An elected (or randomly selected) body, with the power to oversee Tenant Relocation and Protection Policy (TRPP) compliance;

    6. “Fit and Proper” test for landlords, under section 272 of the *Vancouver Charter*, where predatory landlords lose the right to operate in the City; and

    7. A public tenancy buyout registry, to provide transparency around landlord “cash for keys” offers.

B. THAT Council direct staff to report back on the feasibility of legal recognition for tenant unions:

    1. That staff consult tenant organizations such as the Vancouver Tenants Unions for this purpose.

C. THAT Council direct staff to have the report, noted in A and B above, completed as soon as reasonably practicable, giving the importance of the subject matter of this motion.

D. THAT staff include the points referenced in A to C above, where applicable, into the upcoming Tenant Relocation and Protection Policy (TRPP) review.

3. Responsible and Accountable Use of Artificial Intelligence at the City of Vancouver - *WITHDRAWN*

4. Expanding Vancouver's Circular Economy Through Public Infrastructure - *WITHDRAWN*

5. Defending Vancouver’s Local Economy and Coastal Waters from the Proposed West Coast Pipeline Expansion - *WITHDRAWN*

6. Using Major Events Tax Revenue to Support Hotel Workers Affected by the FIFA World Cup - *WITHDRAWN*

7. Moisture Monitoring and Prevention Standards in Residential Rental Housing

Motion 7 originated from a New Business item at the July 14, 2026, Council meeting. Notice was called and, pursuant to section 9.4(d) of the *Procedure By-law*, the motion was placed on the November 18, 2026, agenda of the Standing Committee on City Finance and Services as a Council Members' Motion.

The Committee heard from one speaker in opposition to the motion.

MOVED by Mayor Fry
SECONDED by Councillor Smith

THAT the Committee recommend to Council

WHEREAS

1. Excess moisture in buildings is a leading contributor to mould growth, indoor air quality issues, structural deterioration, and associated health concerns;

2. Mould is generally a symptom of underlying moisture problems, including water intrusion, condensation, inadequate ventilation, plumbing leaks, and failures in the building envelope;

3. The City of Vancouver's Standards of Maintenance By-law is intended to ensure buildings are maintained in conformity with accepted health, fire, and building requirements;

4. Vancouver City Council, through the motion Enhanced Tools for Standards of Property Maintenance adopted on April 16, 2025, directed staff to investigate amendments related to mould, water damage, and indoor air quality;

5. Work to implement that direction has been slow, in part because of the difficulty in establishing safe levels of mould exposure. Different mould species produce different allergens, irritants, and toxins, individuals vary considerably in their sensitivity and health responses, and exposure levels can fluctuate over time. As a result, there is no universally accepted threshold below which mould exposure can be considered harmless for everyone;

6. Best practices in building science increasingly recognize moisture content monitoring and moisture management as essential preventative tools that can identify risks before mould growth, occupant health impacts, or major building deterioration occur. For instance, The National Building Code requires framing lumber to be considered "dry" at installation, which is defined as a maximum moisture content of 19%;

7. Advancements in moisture detection technology allow non-invasive and cost-effective assessment of building materials, wall assemblies, and indoor environmental conditions including pin-type moisture meters and infrared thermal imaging cameras; and

8. Preventative moisture management can reduce long-term maintenance costs for property owners while improving tenant health, safety, and housing quality.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on opportunities to strengthen the Standards of Maintenance By-law and alongside workplan for Enhanced Tools for Standards of Property Maintenance by incorporating moisture management and moisture assessment provisions, including:

a) The establishment of objective criteria or thresholds for excessive moisture content, persistent dampness, or water intrusion in residential rental buildings, informed by current building science and public health guidance;

b) Options to authorize City inspectors to require moisture-content testing, building envelope assessments, or other appropriate investigations where evidence of chronic dampness, recurring leaks, condensation, or suspected mould exists;

c) Recommendations for moisture measurement protocols, including the use of non-invasive moisture meters, thermal imaging, or other recognized diagnostic tools;

d) A review of best practices from other Canadian and international jurisdictions that incorporate moisture management standards into housing maintenance regulations;

e) Options to require property owners to investigate and remediate the source of excessive moisture rather than solely addressing visible mould or cosmetic damage;

f) Recommendations for tenant education materials explaining moisture-related hazards, common indicators of water intrusion, and available remedies under municipal and provincial regulations; and

g) An assessment of enforcement mechanisms, implementation costs, and any legislative considerations necessary to support moisture-management standards within the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 11991)
(Councillor Klassen absent for the vote)

8. Rescinding 2023 Council Direction: Amendment to the Vancouver Charter (to Dissolve the Vancouver Park Board)

Motion 8 originated from a New Business item at the July 14, 2026, Council meeting. Notice was called and, pursuant to section 9.4(d) of the *Procedure By-law*, the motion was placed on the November 18, 2026, agenda of the Standing Committee on City Finance and Services as a Council Members' Motion.

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After introduction on the motion, it was

MOVED by Councillor Maloney
SECONDED by Councillor Klassen

THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past 12 pm to complete Motion 8.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

The Committee heard from one speaker in support of the motion.

MOVED by Mayor Fry
SECONDED by Councillor Burns

THAT the Committee recommend to Council

WHEREAS

1. On December 6, 2023, Vancouver City Council directed staff to request amendments to the *Vancouver Charter* to dissolve the elected Vancouver Park Board and transfer its powers and responsibilities to Vancouver City Council;

2. As a result of that direction, staff and resources were deployed to prepare and request a Charter change, establish a transition working group, compile staffing operations and financial analysis, and prepare for possible transition. According to recent internal memo the Q2 - 2026 Council Member Motion Tracker indicates this work remains underway, but has been intentionally paused;

3. On July 13, 2026, Mayor Ken Sim announced that ABC will no longer seek to dissolve the Park Board, will instead run a team of candidates for the Board of Parks and Recreation; and

4. Council may reconsider and rescind previous policy directions where it determines that doing so is in the public interest as a matter of good governance and fiscal responsibility.

THEREFORE BE IT RESOLVED THAT Council rescind its December 6, 2023, direction requesting amendments to the *Vancouver Charter* to dissolve the Vancouver Park Board; and

FURTHER THAT Council advise the Province of British Columbia that the City of Vancouver no longer seeks legislative amendments to eliminate the elected Vancouver Park Board.

CARRIED UNANIMOUSLY (Vote No. 11992)

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The Committee recessed at 11:51 am and reconvened at 1 pm.

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9. Housing With Supports: Improving Public Safety by Tackling Root Causes

The Committee heard from four speakers in support, and two speakers who spoke to other aspects of the motion.

MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. The February 26, 2025, motion titled, “Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity”, directed staff to pause City contributions of land or funding for homelessness response supportive housing until “progress [was] made in increasing the supply of homelessness response supportive housing across the region;”

2. This pause of net new supportive housing investment has created undue strain on new development of critical infrastructure;

3. Vancouver is currently in the midst of a homelessness crisis with the homeless population rising year after year;

4. The restriction of supportive housing developments needlessly exacerbates the issues of the lack of supportive and social housing;

5. Increasing supportive housing also has benefits for public safety and public health such as:

    a. A decrease in police calls;

    b. A decrease in minor offense arrests, and homelessness related arrests;

    c. Significant decrease in emergency room visits;

    d. Lower emergency service reliance;

    e. Lower expenditure on public health; and

6. Supportive housing also has a lower expenditure per person per year than the current available avenues.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to report back on the impact of the temporary ban on City contributions of land or funding for homelessness response supportive housing developments focusing on:

    a. Broader regional trends in response to the ban, specifically in relation to any “increas[es] [of] supply of homelessness response supportive housing across the region;”

    b. Impacts on overall regional equity in the distribution of supportive housing units;

c. Progress on the replacement of SRO units and supportive housing stock that require significant renovation or replacement; and

d. Potential correlative effects on the overall population of people experiencing homelessness, particularly between sheltered and unsheltered populations.

B. THAT Council direct staff to report back on the potential impacts of repealing the temporary ban, with focus on:

a. The immediate impact on pending developments;

b. The process of replacement for SRO units and supportive housing stock targeted by the original motion;

c. Overall regional distribution of homelessness response supportive housing developments;

d. Future efforts to secure provincial and federal funding for homelessness response supportive housing developments; and

e. Changes in trends around the increasing number of unsheltered individuals experiencing homelessness in Vancouver and Greater Vancouver.

amended

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Smith

THAT the motion be struck and replaced with the following:

A. THAT Council lift the temporary pause of any City contributions of land or funding for homelessness response supportive housing developments by rescinding resolution A passed by Council on February 26, 2025, in the motion entitled “Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity”.

B. THAT Council rescind the direction in clause B of the February 26, 2025, motion and confirm for the provincial and federal government that its priorities for new homelessness response supportive housing investments in Vancouver are to accelerate investment in supportive housing stock, including the replacement of SROs and temporary modular housing.

C. THAT Council rescinds the direction in clause D of the February 26, 2025, motion and directs staff to prioritize efforts to expand supportive housing options for people experiencing homelessness in the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 11994)

The amendment having carried, the amended motion was put and CARRIED UNANIMOUSLY (Vote No. 11995).

FINAL MOTION AS APPROVED

WHEREAS

1. The February 26, 2025, motion titled, “Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity”, directed staff to pause City contributions of land or funding for homelessness response supportive housing until “progress [was] made in increasing the supply of homelessness response supportive housing across the region;”

2. This pause of net new supportive housing investment has created undue strain on new development of critical infrastructure;

3. Vancouver is currently in the midst of a homelessness crisis with the homeless population rising year after year;

4. The restriction of supportive housing developments needlessly exacerbates the issues of the lack of supportive and social housing;

5. Increasing supportive housing also has benefits for public safety and public health such as:

    a. A decrease in police calls;

    b. A decrease in minor offense arrests, and homelessness related arrests;

    c. Significant decrease in emergency room visits;

    d. Lower emergency service reliance;

    e. Lower expenditure on public health; and

6. Supportive housing also has a lower expenditure per person per year than the current available avenues.

THEREFORE BE IT RESOLVED

A. THAT Council lift the temporary pause of any City contributions of land or funding for homelessness response supportive housing developments by rescinding

resolution A passed by Council on February 26, 2025, in the motion entitled "Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity".

B. THAT Council rescind the direction in clause B of the February 26, 2025, motion and confirm for the provincial and federal government that its priorities for new homelessness response supportive housing investments in Vancouver are to accelerate investment in supportive housing stock, including the replacement of SROs and temporary modular housing.

C. THAT Council rescinds the direction in clause D of the February 26, 2025, motion and directs staff to prioritize efforts to expand supportive housing options for people experiencing homelessness in the City of Vancouver.

10. Addressing the Risks of Digital Infrastructure

The Committee heard from one speaker in support, and two speakers who spoke to other aspects of the motion.

MOVED by Councillor Maloney
SECONDED by Councillor Reilly

THAT the Committee recommend to Council

WHEREAS

1. The explosive growth of AI and new digital technologies is driving major investment in Bulk Data Storage infrastructure across Canada, including in Vancouver;

2. The U.S. experience has shown that, in the absence of thoughtful regulation, Bulk Data Storage construction and operation can create legitimate concerns and serious impacts on both nearby residents and municipal infrastructure;

3. Bulk Data Storage infrastructure serves a variety of roles and can be distinguished by the number of servers it accommodates and the technologies it employs. Bulk Data Storage specifically designed to support Artificial Intelligence differs from conventional Bulk Data Storage in both scale and energy needs due to the technologies involved. As a result, these facilities present new challenges for cities;

4. More and more municipalities are questioning whether it is appropriate to locate Bulk Data Storage infrastructure near residential areas and are requiring further studies to mitigate potential impacts (US National Association of Counties);

5. Bulk Data Storage infrastructure also risks occupying scarce commercial- and industrial-zoned land in Vancouver while creating fewer post-construction jobs than other uses (Joint Legislative Audit and Review of Virginia);

6. Concerns have also been raised that although AI infrastructure generates substantial value for private investors, it contributes only marginally to the local economy (The Tyee);

7. Vancouver is already seeing AI Bulk Data Storage development, with projects like the conversion of 175 West Cordova (DP-2022-00689) moving forward. Before more follows, the City has an opportunity to implement a robust impact assessment framework that weighs economic, social, and community implications prior to granting further approvals; and

8. The City of Vancouver can ensure proper impact assessment of AI infrastructure under consideration and the consistency of projects with the public interest by using its land-use authority, permitting powers, and public reporting requirements.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to report back on how to develop a Bulk Data Storage Public Impact Requirement, requiring applicants, prior to rezoning or permitting, to commission a third-party assessment addressing water, greenhouse gas emissions, potential air contaminants, noise and heat impacts, mitigation measures including heat recovery, and employment impacts relative to other viable industrial uses for the land.

B. THAT Council direct staff to report back on how staff could assess the consistency of any Bulk Data Storage development applications with the City's climate targets and other strategies and objectives.

C. THAT Council direct staff to review existing and emerging Bulk Data Storage uses in Vancouver, including 175 West Cordova (DP-2022-00689) and similar retrofitted facilities, and report back on pre- and post- retrofit noise complaints, current ambient noise levels and any other measurable community impacts associated with new or retrofitted Bulk Data Storage facilities to inform the Bulk Data Storage Public Impact Requirement.

D. THAT Council direct staff to review and report back on whether the Noise Control By-law adequately addresses continuous mechanical noise, low-frequency noise and data-centre related equipment noise in mixed-use, commercial and light industrial contexts, taking into account literature from the U.S. and provide recommendations for enhanced enforcement or by-law amendments.

E. THAT Council direct staff to report back on options for enforcement of applicants' commitments, including a Bulk Data Storage Infrastructure-specific business licence, which would require annual public disclosure of water consumption, power consumption and noise levels, and provide a point of accountability should applicants violate commitments made as part of the Public Impact Requirement.

F. THAT Council direct staff to explore and report back on options for securing public benefit from Bulk Data Storage Infrastructure, such as fees or contributions, recognizing that Bulk Data Storage infrastructure creates significant private wealth for their investors, such that the City and its residents should not be left to deal with any impacts, infrastructure pressures and opportunity costs.

G. THAT Council direct staff to report back on resolutions A, E and F as soon as possible, to seek to ensure that compliance with a new regulatory framework is required before new development permit applications are approved and any rezoning applications are considered by Council.

amended

AMENDMENT MOVED by Councillor Yi-Kieran
SECONDED by Councillor Leslie

THAT the following be added as H:

H. THAT Council direct staff to develop and report back with a new use definition which differentiates Artificial Intelligence Data Centres from general bulk data storage facilities.

CARRIED UNANIMOUSLY (Vote No. 11996)

The amendment having carried, the amended motion was put and CARRIED UNANIMOUSLY (Vote No. 11997).

FINAL MOTION AS APPROVED

WHEREAS

1. The explosive growth of AI and new digital technologies is driving major investment in Bulk Data Storage infrastructure across Canada, including in Vancouver;

2. The U.S. experience has shown that, in the absence of thoughtful regulation, Bulk Data Storage construction and operation can create legitimate concerns and serious impacts on both nearby residents and municipal infrastructure;

3. Bulk Data Storage infrastructure serves a variety of roles and can be distinguished by the number of servers it accommodates and the technologies it employs. Bulk Data Storage specifically designed to support Artificial Intelligence differs from conventional Bulk Data Storage in both scale and energy needs due to the technologies involved. As a result, these facilities present new challenges for cities;

4. More and more municipalities are questioning whether it is appropriate to locate Bulk Data Storage infrastructure near residential areas and are requiring further studies to mitigate potential impacts (US National Association of Counties);

5. Bulk Data Storage infrastructure also risks occupying scarce commercial- and industrial-zoned land in Vancouver while creating fewer post-construction jobs than other uses (Joint Legislative Audit and Review of Virginia);

6. Concerns have also been raised that although AI infrastructure generates substantial value for private investors, it contributes only marginally to the local economy (The Tyee);

7. Vancouver is already seeing AI Bulk Data Storage development, with projects like the conversion of 175 West Cordova (DP-2022-00689) moving forward. Before more follows, the City has an opportunity to implement a robust impact assessment framework that weighs economic, social, and community implications prior to granting further approvals; and

8. The City of Vancouver can ensure proper impact assessment of AI infrastructure under consideration and the consistency of projects with the public interest by using its land-use authority, permitting powers, and public reporting requirements.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to report back on how to develop a Bulk Data Storage Public Impact Requirement, requiring applicants, prior to rezoning or permitting, to commission a third-party assessment addressing water, greenhouse gas emissions, potential air contaminants, noise and heat impacts, mitigation measures including heat recovery, and employment impacts relative to other viable industrial uses for the land.

B. THAT Council direct staff to report back on how staff could assess the consistency of any Bulk Data Storage development applications with the City's climate targets and other strategies and objectives.

C. THAT Council direct staff to review existing and emerging Bulk Data Storage uses in Vancouver, including 175 West Cordova (DP-2022-00689) and similar

retrofitted facilities, and report back on pre- and post- retrofit noise complaints, current ambient noise levels and any other measurable community impacts associated with new or retrofitted Bulk Data Storage facilities to inform the Bulk Data Storage Public Impact Requirement.

D. THAT Council direct staff to review and report back on whether the Noise Control By-law adequately addresses continuous mechanical noise, low-frequency noise and data-centre related equipment noise in mixed-use, commercial and light industrial contexts, taking into account literature from the U.S. and provide recommendations for enhanced enforcement or by-law amendments.

E. THAT Council direct staff to report back on options for enforcement of applicants' commitments, including a Bulk Data Storage Infrastructure-specific business license, which would require annual public disclosure of water consumption, power consumption and noise levels, and provide a point of accountability should applicants violate commitments made as part of the Public Impact Requirement.

F. THAT Council direct staff to explore and report back on options for securing public benefit from Bulk Data Storage Infrastructure, such as fees or contributions, recognizing that Bulk Data Storage infrastructure creates significant private wealth for their investors, such that the City and its residents should not be left to deal with any impacts, infrastructure pressures and opportunity costs.

G. THAT Council direct staff to report back on resolutions A, E and F as soon as possible, to seek to ensure that compliance with a new regulatory framework is required before new development permit applications are approved and any rezoning applications are considered by Council.

H. THAT Council direct staff to develop and report back with a new use definition which differentiates Artificial Intelligence Data Centres from general bulk data storage facilities.

11. Introducing the People's Audit

MOVED by Councillor Orr
SECONDED by Councillor Singh

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver's 2026 budget has significantly impacted operations at the City of Vancouver, including significant impacts on City staff;

2. Since at least January 1, 2024, the City has undertaken staffing and operational changes in anticipation of, or in response to, 2026 budget pressures. These actions may include layoffs, position eliminations, vacancy freezes, reclassifications, hours reductions, and the contracting out of previously in-house functions;

3. The 2026 budget was presented to the public at a significantly reduced level of detail when compared to previous budgets;

4. Transparency about the scope and impact of these changes is necessary for Council to exercise its oversight responsibilities, and for the public to assess the impact of budget decisions in a democracy;

5. Vancouver has adopted strategies, action plans, frameworks and Council priorities that have set goals across housing, climate, transportation, health, and equity, but there is no single public account of which goals have been met, which are outstanding, and which have been abandoned, and often targets under consecutive councils have ceased to be reported on; and

6. Understanding how Vancouver's goals have been met, or not met, over time is an essential piece of information for City Councillors to make informed decisions on future budget priorities.

THEREFORE BE IT RESOLVED

A. THAT Council direct the City Manager to produce a public, non-confidential written report to Council by Q1 2027 that outlines comprehensively, key staffing operational changes made across de-resourced City departments and functions between January 1, 2024, and the date of this motion that relate to meeting budget targets, including but not limited to:

   a. Positions eliminated or delisted;

   b. Teams, projects, or services defunded or paused;

   c. Layoffs and terminations including both Unionized and non-Unionized;

   d. Vacancy freezes (positions left unfilled by policy or direction);

   e. Reductions in hours or changes in employment status;

   f. Reclassifications and bumping;

   g. Functions, services, or work contracted out to external providers;

   h. Any other measures that reduced the City's workforce or service delivery capacity; and

   i. Any other measures taken in service of implementing the 2026 budget.

B. THAT the report identify, for each change, the department affected, the nature of the change, the date the change was directed, and the impacts on staff and city services.

C. THAT the report discloses all new costs incurred, including severances, new training costs, and subcontracts and automation to complete work previously done by staff.

D. THAT the report estimate the costs of re-instating lost positions, departments, or programs.

E. THAT the report provide options on policy to strengthen procedures on city governance, provide more information to Councillors, and increase transparency and participation with the Public in future budget processes.

amended

AMENDMENT MOVED by Councillor Smith
SECONDED by Councillor Orr

THAT the words “comprehensively” be deleted from A.

CARRIED (Vote No. 11998)
(Councillor Klassen abstained from the vote)

AMENDMENT MOVED by Councillor Klassen
MOVED by Councillor Smith

THAT the motion be struck and replaced with the following:

A. THAT Council direct the City Manager to report publicly by the end of Q1 2027, using existing budget, service performance and corporate strategy reporting wherever possible, on:

1. Current service levels, material service gaps and the City’s capacity to deliver approved priorities;

2. Material staffing and operational changes arising from the 2026 budget where they help explain current service levels, costs or delivery risks, using aggregate information suitable for public release;

3. Active City strategies that staff recommend continuing, aligning, refocusing or retiring, drawing on the City Manager’s existing review; and

4. Proposed service measures and targets for tracking progress, together with options to improve the information and opportunities for public participation in future budget processes.

B. THAT the City Manager identify the cost and service implications of any proposed changes and bring forward any recommendations requiring new funding or a change in service levels for Council consideration through the applicable budget or service planning process.

LOST (Vote No. 11999)
(Councillors Burns, Dumont, Leslie, Maloney, Orr, Reilly, Singh, Smith, Yi-Kieran, and Mayor Fry opposed)

The amendments having lost or carried, the amended motion was put and CARRIED (Vote No. 12000) with Councillor Klassen opposed.

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver's 2026 budget has significantly impacted operations at the City of Vancouver, including significant impacts on City staff;

2. Since at least January 1, 2024, the City has undertaken staffing and operational changes in anticipation of, or in response to, 2026 budget pressures. These actions may include layoffs, position eliminations, vacancy freezes, reclassifications, hours reductions, and the contracting out of previously in-house functions;

3. The 2026 budget was presented to the public at a significantly reduced level of detail when compared to previous budgets;

4. Transparency about the scope and impact of these changes is necessary for Council to exercise its oversight responsibilities, and for the public to assess the impact of budget decisions in a democracy;

5. Vancouver has adopted strategies, action plans, frameworks and Council priorities that have set goals across housing, climate, transportation, health, and equity, but there is no single public account of which goals have been met, which are outstanding, and which have been abandoned, and often targets under consecutive councils have ceased to be reported on; and

6. Understanding how Vancouver's goals have been met, or not met, over time is an essential piece of information for City Councillors to make informed decisions on future budget priorities.

THEREFORE BE IT RESOLVED

A. THAT Council direct the City Manager to produce a public, non-confidential written report to Council by Q1 2027 that outlines key staffing operational changes made across de-resourced City departments and functions between January 1, 2024, and the date of this motion that relate to meeting budget targets, including but not limited to:

a. Positions eliminated or delisted;

b. Teams, projects, or services defunded or paused;

c. Layoffs and terminations including both Unionized and non-Unionized;

d. Vacancy freezes (positions left unfilled by policy or direction);

e. Reductions in hours or changes in employment status;

f. Reclassifications and bumping;

g. Functions, services, or work contracted out to external providers;

h. Any other measures that reduced the City's workforce or service delivery capacity; and

i. Any other measures taken in service of implementing the 2026 budget.

B. THAT the report identify, for each change, the department affected, the nature of the change, the date the change was directed, and the impacts on staff and city services.

C. THAT the report discloses all new costs incurred, including severances, new training costs, and subcontracts and automation to complete work previously done by staff.

D. THAT the report estimate the costs of re-instating lost positions, departments, or programs.

E. THAT the report provide options on policy to strengthen procedures on city governance, provide more information to Councillors, and increase transparency and participation with the Public in future budget processes.

12. Restoring Vancouver’s Leadership as an Inclusive, Compassionate and Resilient City

The Committee heard from eight speakers in support, seven speakers in opposition, and two speakers who spoke to other aspects of the motion.

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Burns
SECONDED by Councillor Maloney

THAT the Committee suspend the rules pursuant to section 8.5(c)(v) of the Procedure By-law to vary the order of speakers and hear from Speaker 15 prior to Speaker 14.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

MOVED by Councillor Maloney
SECONDED by Councillor Singh

THAT the Committee recommend to Council

WHEREAS

1. Every individual is entitled to fair treatment, dignity, and respect from their local government, regardless of their background, status, or circumstances, and can expect these principles to be upheld in all municipal actions and services;

2. Upholding dignity in our interactions fosters mutual understanding, cooperation, and overall well-being, and it is incumbent upon the City of Vancouver to actively advance these principles through its actions and policies;

3. Following research-based advice and evidence-informed practices is essential to ensure that municipal policies and actions effectively address community needs and uphold the highest standards of service;

4. Certain decisions and directions of the previous Council are inconsistent with these values and principles, and pausing and reviewing such decisions will help strengthen the City's resilience in addressing economic, social, and environmental challenges;

5. The recent election results gave this Council a clear mandate to pause initiatives inconsistent with these values and principles, build a City that serves all residents, allow staff to focus on priority work, and allow this Council and staff to conduct more in-depth review in due course; and

6. The resolutions below are by no means an exhaustive list but represent a modest start to the work of setting our city on a new course.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to rescind the work on:

   i. The motion entitled *Eliminating Regulatory Barriers to Housing Affordability Through Alignment with the Provincial Building Code,* approved by Council on May 21, 2026*,* in order to preserve Vancouver's Building By-law, and its ability to lead on safe, high-performance, low-carbon buildings and construction specific to our urban context (source);

ii. The consideration of a bi-directional bike lane on the north side of West 10th Avenue given the existing beneficial separated bike lane that provides safer cycling infrastructure (source); and

iii. The robotic food delivery pilot in the City of Vancouver, given their privatization of public spaces, the accessibility barriers they create and the consequences on local jobs.

B. THAT Council direct staff to take action to:

i. Implement the near-term actions recommended in the staff report on the Vision Zero Safe Mobility Plan in its entirety, as originally proposed by staff on June 2, 2026, including Near-Term Action 2, which aims to begin reducing speeds on major streets to 30 km per hour or 40 km per hour, therefore superseding Council decision from June 2, 2026 (source);

ii. Report back on options to promptly reinstate the Community Benefits Agreement Policy to ensure an appropriate level of local sourcing, procurement and employment requirement of materials, goods and services come from companies based in Vancouver, Metro Vancouver and B.C. for mega-developments, as a critical tool for inclusive development;

iii. Report back by the end of Q1 2027 on options to reinstate the Transportation Demand Management plan requirements in the Parking By-law for any new development site to advance the City's transportation objectives and ensure early integration of multimodal planning; and

iv. Resume work on the City's program that would utilize business licence fees to encourage the installation of Electric Vehicle chargers at gasoline stations and large commercial parking lots, as approved by Council in May 2022 (source).

amended

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the following be added to the end of B:

v. Bring forward for enactment an amendment to By-law No.14578 that would delay its effective date to January 1, 2028, to provide adequate time for staff to finalize a streamlined permitting approach and to prepare industry and residents for the changes regarding replacement hot water heaters.

vi. Immediately resume seeking compliance with By-Law No. 13472, a key component of Energize Vancouver, but delay enforcement of carbon limits until June 2028 to allow industry sufficient time to prepare and for staff to enable issuance of operating permits; and

vii. Report back to Council in 2027 with an interim Energize Vancouver compliance report and recommendations on how to optimize the program's performance and eventually expand its coverage.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Singh
SECONDED by Councillor Orr

THAT the following be added to the end of the amendment:

viii. Make permitting easier and more affordable for electric homes, efficient hot water tanks of at least 100% efficiency, heat pumps and retrofitting for larger buildings, including reviewing the cost of permit fees.

CARRIED UNANIMOUSLY (Vote No. 12001)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 12016) with Councillor Klassen abstaining from the vote.

AMENDMENT MOVED by Mayor Fry
SECONDED by Councillor Maloney

THAT the following changes be made to B(ii):

- That the words "and update" be inserted between the words "reinstate" and "the Community"; and

- That the following words be deleted:

  - to ensure an appropriate level of local sourcing, procurement and employment requirement of materials, goods and services come from companies based in Vancouver, Metro Vancouver and B.C. for mega-developments, as a critical tool for inclusive development.

CARRIED UNANIMOUSLY (Vote No. 12003)
(Councillor Klassen abstained from the vote)

* * * * *

The Committee recessed at 3:40 pm and reconvened at 3:45 pm.

* * * * *

AMENDMENT MOVED by Councillor Orr
SECONDED by Mayor Fry

THAT the words “and that staff continue to update Council on their ongoing assessment of the safety data related to this corridor.” be added to the end of A(ii).

CARRIED UNANIMOUSLY (Vote No. 12004)
(Councillor Klassen abstained from the vote)

The amendments having carried, the amended motion was put and CARRIED UNANIMOUSLY (Vote No. 12005) with Councillor Klassen abstaining from the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. Every individual is entitled to fair treatment, dignity, and respect from their local government, regardless of their background, status, or circumstances, and can expect these principles to be upheld in all municipal actions and services;

2. Upholding dignity in our interactions fosters mutual understanding, cooperation, and overall well-being, and it is incumbent upon the City of Vancouver to actively advance these principles through its actions and policies;

3. Following research-based advice and evidence-informed practices is essential to ensure that municipal policies and actions effectively address community needs and uphold the highest standards of service;

4. Certain decisions and directions of the previous Council are inconsistent with these values and principles, and pausing and reviewing such decisions will help strengthen the City’s resilience in addressing economic, social, and environmental challenges;

5. The recent election results gave this Council a clear mandate to pause initiatives inconsistent with these values and principles, build a City that serves all residents, allow staff to focus on priority work, and allow this Council and staff to conduct more in-depth review in due course; and

6. The resolutions below are by no means an exhaustive list but represent a modest start to the work of setting our city on a new course.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to rescind the work on:

   i. The motion entitled *Eliminating Regulatory Barriers to Housing Affordability Through Alignment with the Provincial Building Code,*

approved by Council on May 21, 2026, in order to preserve Vancouver's Building By-law, and its ability to lead on safe, high-performance, low-carbon buildings and construction specific to our urban context (source);

ii. The consideration of a bi-directional bike lane on the north side of West 10th Avenue given the existing beneficial separated bike lane that provides safer cycling infrastructure (source) and that staff continue to update Council on their ongoing assessment of the safety data related to this corridor; and

iii. The robotic food delivery pilot in the City of Vancouver, given their privatization of public spaces, the accessibility barriers they create and the consequences on local jobs.

B. THAT Council direct staff to take action to:

i. Implement the near-term actions recommended in the staff report on the Vision Zero Safe Mobility Plan in its entirety, as originally proposed by staff on June 2, 2026, including Near-Term Action 2, which aims to begin reducing speeds on major streets to 30 km per hour or 40 km per hour, therefore superseding Council decision from June 2, 2026 (source);

ii. Report back on options to promptly reinstate and update the Community Benefits Agreement Policy;

iii. Report back by the end of Q1 2027 on options to reinstate the Transportation Demand Management plan requirements in the Parking By-law for any new development site to advance the City's transportation objectives and ensure early integration of multimodal planning;

iv. Resume work on the City's program that would utilize business licence fees to encourage the installation of Electric Vehicle chargers at gasoline stations and large commercial parking lots, as approved by Council in May 2022 (source);

v. Bring forward for enactment an amendment to By-law No.14578 that would delay its effective date to January 1, 2028, to provide adequate time for staff to finalize a streamlined permitting approach and to prepare industry and residents for the changes regarding replacement hot water heaters;

vi. Immediately resume seeking compliance with By-Law No. 13472, a key component of Energize Vancouver, but delay enforcement of carbon limits until June 2028 to allow industry sufficient time to prepare and for staff to enable issuance of operating permits;

vii. Report back to Council in 2027 with an interim Energize Vancouver compliance report and recommendations on how to optimize the program's performance and eventually expand its coverage; and

viii. Make permitting easier and more affordable for electric homes, efficient hot water tanks of at least 100% efficiency, heat pumps and retrofitting for larger buildings, including reviewing the cost of permit fees.

13. Living it up: Making the City of Vancouver a Living Wage Employer Again

The Committee heard from three speakers in support of the motion.

MOVED by Councillor Orr
SECONDED by Councillor Reilly

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver, from 2017-2023, was a Living Wage Employer, as certified by LivingWageBC;

2. In 2023, this policy was voted down in favour of shifting to a Fair Wage Employer;

3. Each year, Living Wage BC and the BC Society for Policy Solutions calculate the Living Wage, an annual standardized calculation of the minimum hourly wage that an individual working full time needs to earn to cover basic living expenses, such as groceries, clothing, rent, and childcare once government taxes, credits, deductions and subsidies are taken into account. It is a bare bones budget that does not include debt repayment or savings for future plans;

4. The Cost of Living in Vancouver has gone up roughly 10% since this shift in policy;

5. Several benefits emerge from being a living wage employers including but not limited to:

    1. Higher morale among employees;
    2. Helping with recruitment; and
    3. Lowering staff turnover;

6. Across British Columbia, there are nearly 500 Living Wage employers that have committed to ensuring their direct and contracted staff earn a living wage, including the City of Victoria, YVR Airport and Vancity Credit Union. The total includes 13 local governments and public bodies; and

7. Those who work for the City of Vancouver should be able to live in the city they work in and as such, enjoy the fruits of their labour.

THEREFORE BE IT RESOLVED THAT Vancouver City Council affirm its support to re-certify as a living wage employer under the guidelines set out by Living Wage BC and instruct staff to return to Council with a report outlining the necessary steps to achieve this re-certification so that it can be implemented for the 2027 budget.

carried

AMENDMENT MOVED by Councillor Klassen
SECONDED by Mayor Fry

THAT the motion be struck and replaced with the following:

THAT Council affirm its support for fair compensation for people who deliver City services and direct staff to report back to Council on the steps and options for recertification under Living Wage BC, including:

1. A comparison of the current Fair Wage Policy and Living Wage BC certification requirements, including the estimated number of workers whose pay would change under recertification;

2. The incremental cost in 2027 and on an ongoing annual basis, with separate estimates for City payroll, contracted services and administration;

3. Implications for existing contracts, future procurement and implementation timing; and

4. Funding options, including the amount available in the Council priorities allocation and the specific services or priorities that would need to be reduced, deferred or forgone under each option that draws on existing resources.

LOST (Vote No. 12007)
(Councillors Burns, Dumont, Leslie, Maloney, Orr, Reilly, Singh, Smith, Yi-Kieran, and Mayor Fry opposed)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY (Vote No. 12008) with Councillor Klassen abstaining from the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver, from 2017-2023, was a Living Wage Employer, as certified by LivingWageBC;

2. In 2023, this policy was voted down in favour of shifting to a Fair Wage Employer;

3. Each year, Living Wage BC and the BC Society for Policy Solutions calculate the Living Wage, an annual standardized calculation of the minimum hourly wage that an individual working full time needs to earn to cover basic living expenses, such as groceries, clothing, rent, and childcare once government taxes, credits, deductions and subsidies are taken into account. It is a bare bones budget that does not include debt repayment or savings for future plans;

4. The Cost of Living in Vancouver has gone up roughly 10% since this shift in policy;

5. Several benefits emerge from being a living wage employers including but not limited to:

    1. Higher morale among employees;
    2. Helping with recruitment; and
    3. Lowering staff turnover;

6. Across British Columbia, there are nearly 500 Living Wage employers that have committed to ensuring their direct and contracted staff earn a living wage, including the City of Victoria, YVR Airport and Vancity Credit Union. The total includes 13 local governments and public bodies; and

7. Those who work for the City of Vancouver should be able to live in the city they work in and as such, enjoy the fruits of their labour.

THEREFORE BE IT RESOLVED THAT Vancouver City Council affirm its support to re-certify as a living wage employer under the guidelines set out by Living Wage BC and instruct staff to return to Council with a report outlining the necessary steps to achieve this re-certification so that it can be implemented for the 2027 budget.

14. Strengthening Safeguards Against Tax Avoidance for Unbuilt Housing Sites

MOVED by Councillor Maloney
SECONDED by Councillor Leslie

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is experiencing a significant housing affordability crisis impacting households at all income levels, a challenge that is exacerbated when approved housing developments remain unbuilt;

2. Despite obtaining approvals, sometimes years ago, several major projects designed to deliver thousands of new housing units, including hundreds of social housing units, remain unconstructed;

3. For instance, the Little Mountain Housing project, owned by the Holborn Group, remains incomplete despite receiving rezoning approval in 2016 (The Tyee, 2026);

4. Some of these unfinished projects have sought to change the tax classification of their vacant land, as permitted by provincial regulations. This process enables developers to reclassify vacant sites from business use to parks and gardens by establishing a community garden or dog park, thereby reducing their tax obligations by providing community amenities;

5. Since 2019, the conversion of properties from business class to parks and gardens has resulted in approximately $3.6 million in general purpose taxes being redistributed to other taxpayers;

6. The City of Vancouver reported that, in 2026, ten properties were reclassified from business to parks and gardens, resulting in a municipal tax shortfall of $913,000 (City of Vancouver, 2026);

7. While tax incentives may play a role in mitigating the risks associated with new construction, some developers appear to be taking advantage of these measures to help them postpone building until more favourable market conditions arise;

8. While establishing temporary community gardens or dog parks on vacant development land may offer some community benefit and is preferable to leaving land unused, in many cases these interim uses provide limited added value or opportunities for neighbourhood connection when weighed against the significant housing opportunities such sites could deliver (Global News, 2025);

9. Council has raised this issue since 2009, directing staff to identify mechanisms to limit such reclassifications, including Mayor Fry's motion entitled, "*Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties"* (City of Vancouver, 2009 and 2019);

10. Given current market conditions, more developers may pursue tax reclassification strategies at a time when there is an urgent need to prioritize creating affordable housing options;

11. Although municipal authority does not extend to preventing property reclassification, the City of Vancouver can ensure that municipal guidelines for community gardens and dog permits do not inadvertently facilitate tax avoidance on vacant land designated for housing development; and

12. Further direction is required at the municipal level to utilize all available levies and tools to ensure a fair and equitable approach to housing development and municipal revenue.

THEREFORE BE IT RESOLVED

A. THAT Council establish defining safeguards against tax avoidance for unbuilt housing sites as a priority for this term in order to ensure continued housing development, reiterating Council direction initiated by Mayor Fry's motion, "*Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties"* on June 26, 2019.

B. THAT Council direct staff to report back by Q2 2027 with recommendations on how to amend guidelines and permitting processes for temporary parks and gardens in order to minimize any incentive they may provide to delay the commencement of housing construction on vacant land and ensuring the proposals provide substantial and measurable public benefit or compensate for the impact on other taxpayers.

AMENDMENT MOVED by Councillor Leslie
SECONDED by Councillor Maloney

THAT the following be added as C:

C. THAT Council direct staff to report back with recommendations for establishing minimum maintenance and landscaping standards for vacant properties awaiting redevelopment, particularly those that have remained undeveloped for extended periods, including requirements for greenery, public seating, shade infrastructure, and other amenities that provide meaningful public benefit.

CARRIED UNANIMOUSLY (Vote No. 12009)

AMENDMENT MOVED by Mayor Fry
SECONDED by Councillor Reilly

THAT the words "in order to minimize any incentive they may provide to delay the commencement of housing construction on vacant land and ensuring the proposals provide substantial and measurable public benefit or compensate for the impact on other taxpayers." be struck from B.

CARRIED (Vote No. 12010)
(Councillor Smith opposed)

The amendments having carried, the amended motion was put and CARRIED UNANIMOUSLY (Vote No. 12011).

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver is experiencing a significant housing affordability crisis impacting households at all income levels, a challenge that is exacerbated when approved housing developments remain unbuilt;

2. Despite obtaining approvals, sometimes years ago, several major projects designed to deliver thousands of new housing units, including hundreds of social housing units, remain unconstructed;

3. For instance, the Little Mountain Housing project, owned by the Holborn Group, remains incomplete despite receiving rezoning approval in 2016 (The Tyee, 2026);

4. Some of these unfinished projects have sought to change the tax classification of their vacant land, as permitted by provincial regulations. This process enables developers to reclassify vacant sites from business use to parks and gardens by establishing a community garden or dog park, thereby reducing their tax obligations by providing community amenities;

5. Since 2019, the conversion of properties from business class to parks and gardens has resulted in approximately $3.6 million in general purpose taxes being redistributed to other taxpayers;

6. The City of Vancouver reported that, in 2026, ten properties were reclassified from business to parks and gardens, resulting in a municipal tax shortfall of $913,000 (City of Vancouver, 2026);

7. While tax incentives may play a role in mitigating the risks associated with new construction, some developers appear to be taking advantage of these measures to help them postpone building until more favourable market conditions arise;

8. While establishing temporary community gardens or dog parks on vacant development land may offer some community benefit and is preferable to leaving land unused, in many cases these interim uses provide limited added value or opportunities for neighbourhood connection when weighed against the significant housing opportunities such sites could deliver (Global News, 2025);

9. Council has raised this issue since 2009, directing staff to identify mechanisms to limit such reclassifications, including Mayor Fry's motion entitled, "*Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties"* (City of Vancouver, 2009 and 2019);

10. Given current market conditions, more developers may pursue tax reclassification strategies at a time when there is an urgent need to prioritize creating affordable housing options;

11. Although municipal authority does not extend to preventing property reclassification, the City of Vancouver can ensure that municipal guidelines for community gardens and dog permits do not inadvertently facilitate tax avoidance on vacant land designated for housing development; and

12. Further direction is required at the municipal level to utilize all available levies and tools to ensure a fair and equitable approach to housing development and municipal revenue.

THEREFORE BE IT RESOLVED

A. THAT Council establish defining safeguards against tax avoidance for unbuilt housing sites as a priority for this term in order to ensure continued housing development, reiterating Council direction initiated by Mayor Fry's motion, "*Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties"* on June 26, 2019.

B. THAT Council direct staff to report back by Q2 2027 with recommendations on how to amend guidelines and permitting processes for temporary parks and gardens.

C. THAT Council direct staff to report back with recommendations for establishing minimum maintenance and landscaping standards for vacant properties awaiting redevelopment, particularly those that have remained undeveloped for extended periods, including requirements for greenery, public seating, shade infrastructure, and other amenities that provide meaningful public benefit.

15. Rainy Day Fund: Funding for a Covered Bench at Every Bus Stop in Vancouver

* * * * *

Before the start of item 15, it was

MOVED by Councillor Yi-Kieran
SECONDED Councillor Singh

THAT The Committee extend past 5 pm to complete Motion 15.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(Councillor Klassen absent for the vote)

* * * * *

The Committee heard from 12 speakers in support of the motion.

* * * * *

After hearing from speakers and before debate on the motion, it was

MOVED by Councillor Singh
SECONDED by Councillor Klassen

> *THAT The Committee extend past 5 pm to complete the items on the agenda, and commence and complete the Council meeting that immediately follows the Standing Committee meeting.*

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

MOVED by Councillor Orr
SECONDED by Councillor Yi-Kieran

THAT the Committee recommend to Council

WHEREAS

1. Almost 20% of all daily trips in the city of Vancouver are made via public transit, with 41% of seniors taking public transit regularly;

2. Despite Vancouver experiencing rain for over 40% of the year and having high transit usage, only an estimated half of bus stops in the City of Vancouver have a covered bench;

3. Analysis of American cities such as Salt Lake City, Utah, and Wilmington, Delaware, show that constructing covered bus benches and improving bus stops is linked to increases in bus ridership;

4. Bus stop improvements can improve accessibility for people with disabilities, and can improve pedestrian safety through greater visibility and by preventing users from waiting too close to the curb;

5. The City of Burnaby launched its Bus Shelter Expansion program in 2023, with a goal of adding 370 new sheltered benches by 2030;

6. The City of Burnaby owns and maintains their own bus shelters, and receives advertising revenue from them; and

7. The City of Vancouver could ensure that 93% of transit riders within the city have a fully covered bench at all sections of their commute by starting rollout at bus stops with over 50 weekday boardings.

THEREFORE BE IT RESOLVED

A. THAT Vancouver City Council direct staff to report back by April of 2027 with a report outlining options to construct a covered bench at every feasible bus stop in Vancouver, with construction completed by December of 2029.

B. THAT the report provides a detailed review to determine which stops can feasibly accommodate a sheltered bench.

C. THAT the report outlines timelines and methods to fund the project, including changes to bus shelter design, examining changes to our current public-private partnership model, and revenue from advertising.

D. THAT the report prioritizes bus stops with a ridership of over 50 weekday boardings.

E. THAT the report will outline the feasibility of amenities at bus stops including, but not limited to, solar panel powered lighting, trash cans, and safety features.

F. THAT the report include direction from Council in relation to reprioritizing other approved capital projects currently funded in the 2027-2030 Capital Plan in order to advance the work in whole or in part;

FURTHER THAT, prior to the report, staff allocate funding in the 2027 City of Vancouver budget to build shelters at the 100 highest-utilized bus stops by September 2027.

amended

AMENDMENT MOVED by Mayor Fry
SECONDED by Councillor Yi-Kieran

THAT the following be added to E:

- FURTHER THAT the report consider measures and budget to ensure that bus shelters remain functional, accessible, safe, clean, and available to transit users, including consideration of shelter design, maintenance practices, operations, and amenity management.

FURTHER THAT in F, the first operating clause beginning with “THAT the report”, be deleted;

AND FURTHER THAT in F, the words “and most appropriate unsheltered” be inserted in-between “highest-utilized” and “bus stops”.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Smith
SECONDED by Councillor Yi-Kieran

THAT D be struck and replaced with the following:

D. THAT the report prioritizes bus stops with more than 50 daily users, as well as stops where riders disproportionately experience:

- weather exposure;
- safety concerns; and
- inaccessibility.

CARRIED UNANIMOUSLY (Vote No. 12012)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Yi-Kieran
SECONDED by Councillor Klassen

THAT the following be added at the beginning of F:

THAT the report identify existing funding, potential contributions from TransLink and other partners, any unfunded balance, and which approved 2027–2030 Capital Plan projects would need to be deferred or reduced under each option that relies on reallocating existing capital funding.

CARRIED UNANIMOUSLY (Vote No. 12013)

The amendments to the amendment having carried, the amended amendment was put and CARRIED UNANIMOUSLY (Vote No. 12014). The amended motion was then put and CARRIED UNANIMOUSLY (Vote No. 12015).

FINAL MOTION AS APPROVED

WHEREAS

1. Almost 20% of all daily trips in the city of Vancouver are made via public transit, with 41% of seniors taking public transit regularly;

2. Despite Vancouver experiencing rain for over 40% of the year and having high transit usage, only an estimated half of bus stops in the City of Vancouver have a covered bench;

3. Analysis of American cities such as Salt Lake City, Utah, and Wilmington, Delaware, show that constructing covered bus benches and improving bus stops is linked to increases in bus ridership;

4. Bus stop improvements can improve accessibility for people with disabilities, and can improve pedestrian safety through greater visibility and by preventing users from waiting too close to the curb;

5. The City of Burnaby launched its Bus Shelter Expansion program in 2023, with a goal of adding 370 new sheltered benches by 2030;

6. The City of Burnaby owns and maintains their own bus shelters, and receives advertising revenue from them; and

7. The City of Vancouver could ensure that 93% of transit riders within the city have a fully covered bench at all sections of their commute by starting rollout at bus stops with over 50 weekday boardings.

THEREFORE BE IT RESOLVED

A. THAT Vancouver City Council direct staff to report back by April of 2027 with a report outlining options to construct a covered bench at every feasible bus stop in Vancouver, with construction completed by December of 2029.

B. THAT the report, referenced in A above, provides a detailed review to determine which stops can feasibly accommodate a sheltered bench.

C. THAT the report, referenced in A above, outlines timelines and methods to fund the project, including changes to bus shelter design, examining changes to our current public-private partnership model, and revenue from advertising.

D. THAT the report, referenced in A above, prioritizes bus stops with more than 50 daily users, as well as stops where riders disproportionately experience:

- weather exposure;
- safety concerns; and
- inaccessibility.

E. THAT the report, referenced in A above, will outline the feasibility of amenities at bus stops including, but not limited to, solar panel powered lighting, trash cans, and safety features;

FURTHER THAT the report consider measures and budget to ensure that bus shelters remain functional, accessible, safe, clean, and available to transit users, including consideration of shelter design, maintenance practices, operations, and amenity management.

F. THAT the report, referenced in A above, identify existing funding, potential contributions from TransLink and other partners, any unfunded balance, and which approved 2027–2030 Capital Plan projects would need to be deferred or reduced under each option that relies on reallocating existing capital funding;

FURTHER THAT, prior to the report, staff allocate funding in the 2027 City of Vancouver budget to build shelters at the 100 highest-utilized and most appropriate unsheltered bus stops by September 2027.

ADJOURNMENT

MOVED by Councillor Orr
SECONDED by Councillor Reilly

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Committee adjourned at 5:39 pm.

* * * * *

CITY OF VANCOUVER

COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

NOVEMBER 18, 2026

A meeting of the Council of the City of Vancouver was held on Wednesday, November 18, 2026, at 5:39 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT:	Mayor Pete Fry Councillor Bridget Burns Councillor Camil Dumont Councillor Mike Klassen Councillor Chloe Leslie Councillor Lucy Maloney Councillor Devyani Singh Councillor Stephanie Smith Councillor Anette Reilly Councillor Sean Orr Councillor Solomon Yi-Kieran
CITY MANAGER'S OFFICE:	Donny van Dyk, City Manager Sandra Singh, Deputy City Manager
CITY CLERK'S OFFICE:	Andrew Aguilar, Deputy City Clerk Julie Emmerson, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, November 18, 2026

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

Reports:
1. Quarterly Capital Budget Adjustments and Closeouts
2. 2027 Annual Financial Authorities

Council Members' Motions:
1. Sustainable School Food Funding
2. Enacting The Universal Tenant Rights By-law and Criminalizing Predatory Practices
7. Moisture Monitoring and Prevention Standards in Residential Rental Housing
8. Rescinding 2023 Council Direction: Amendment to the Vancouver Charter (to Dissolve the Vancouver Park Board)

9. Housing with Supports: Improving Public Safety by Tackling Root Causes
10. Addressing the Risks of Digital Infrastructure
11. Introducing the People's Audit
12. Restoring Vancouver's Leadership as an Inclusive, Compassionate, and Resilient City
13. Living it up: Making the City of Vancouver a Living Wage Employer Again
14. Strengthening Safeguards Against Tax Avoidance for Unbuilt Housing Sites
15. Rainy Day Fund: Funding for a Covered Bench at Every Bus Stop in Vancouver

Reports 1 and 2, and Council Members' Motions 1 and 2 and 7 to 15.

MOVED by Councillor Reilly
SECONDED by Councillor Singh

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of November 18, 2026, as contained in items Reports 1 and 2, and Council Members' Motions 1 and 2 and 7 to 15, be approved.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Klassen
SECONDED by Councillor Maloney

THAT Council enact the by-law listed on the agenda for this meeting as number 1 and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to authorize the borrowing of certain sums of money from January 8, 2027, to January 7, 2028, pending the collection of real property taxes (By-law No. 14896)

ADJOURNMENT

MOVED by Councillor Maloney
SECONDED by Councillor Singh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 5:41 pm.

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